

Upper Moreland Township Residential Zoning Guidelines

	R	R-1	R-2	R-3	R-4
Front Yard Setback *	100'	50'	50'	40'	20'
Side Yard Setback	30'	20'	20'	10' minimum, total of 30'	10'
Rear Yard Setback	50'	40'	40'	30'	25'
Max Building Coverage	10%	15%	20%	30%	30%
Max Impervious Coverage	15%	25%	30%	40%	40%
Minimum Lot Size	3 Acres	1 Acre	20,000 ft ²	14,000 ft ²	6,000 ft ²
Minimum Lot Width	200'	150'	100'	80'	50'

* Most front yard setbacks require the addition of 10' for the Township's right-of-way

* Corner properties have two front yards, one side, and one rear yard

Note: Lots not meeting these criteria shall be governed as existing-nonconforming

Accessory Buildings:

<u>Size:</u>	300 ft ² maximum if lot is under 14,000 ft ² 600 ft ² maximum if lot is under 20,000 ft ² 900 ft ² maximum if lot is under 1 acre If lot size is > 1 acre, size is determined by building coverage limit
<u>Location:</u>	10' from other structures 5' from property lines if masonry construction 7' from property lines if frame construction Determined by setbacks if in side yard in front of rear yard setback
<u>Height:</u>	16' maximum from lowest finish floor to top of exterior peak. 9' maximum height for side walls from lowest finished floor
<u>Anchor:</u>	Accessory buildings must be anchored to ground.
<u>Grading:</u>	Accessory buildings 264 ft ² and larger will need grading plan prepared by Civil Engineer or Professional Land Surveyor

Sheds:

Maximum height: 10'
Minimum distance from property lines: 3'
Minimum distance from other structures: 10'
A permit is required for sheds however, no fee for 10 x 12 (120 ft²) or smaller
Sheds >120 ft² are considered accessory buildings (see above)
Sheds must be anchored to ground.

*No accessory building or utility shed may be located under or within a PECO utility line easement